



CITY OF MADEIRA BEACH, FLORIDA
PUBLIC NOTICE
**PLANNING COMMISSION/
LOCAL PLANNING AGENCY**
PUBLIC HEARING

MONDAY, JANUARY 9, 2017 AT 7:00 P.M.

**MADEIRA BEACH CITY HALL LOCATED AT
300 MUNICIPAL DRIVE, MADEIRA BEACH, FLORIDA 33708
THE PATRICIA SHONTZ CITY COMMISSION CHAMBERS**

**PROPERTY OWNERS/
APPLICANTS** **MHH Enterprises, Inc.**
9800 4th Street North, Suite 200
St. Petersburg, FL 33702

C & T Enterprises, Inc.
9800 4th Street North, Suite 200
St. Petersburg, FL 33702

LOCATION: **0 150th Avenue**
09-31-15-00000-140-0100

555 150th Avenue
09-31-15-00000-140-0120

565 150th Avenue
09-31-15-00000-110-0100

0 Welch Causeway*
09-31-15-00000-140-0110

***Submerged land lease; not being rezoned**

The Planning Commission is meeting on January 9, 2017 to consider **ENTERING INTO A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MADEIRA BEACH AND MHH ENTERPRISES, INC and C&T ENTERPRISES, INC.**; and to consider **AN APPLICATION FOR THE REZONING OF THE PROPERTY LOCATED AT 0 150TH AVENUE (PAREL ID NO. 09-31-15-00000-140-0100), 565 150TH AVENUE (PARCEL ID NO. 09-31-15-00000-110-0100) AND 555 150TH AVENUE (PARCEL ID NO. 09-31-15-00000-140-0120), O WELCH CASUEWAY* (PARCEL ID NO. 09-31-15-00000-140-0110) *Submerged land lease; not being rezoned MADEIRA BEACH, FLORIDA 33708 FROM PD (PLANNED DEVELOPMENT) DISTRICT TO PD (PLANNED DEVELOPMENT) DISTRICT**; and to consider **ORDINANCE 2017-04 PROVIDING FOR THAT REZONING**. The **DEVELOPMENT AGREEMENT, APPLICATION FOR REZONING AND ORDINANCE 2017-04 PROVIDING FOR THAT REZONING** may be viewed in the City Clerk's Office located at City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday or on the City website www.madeirabeachfl.gov on the Planning and Zoning webpage. For further information, call the City Clerk at (727) 391-9951.

Any person affected may become a party to such proceeding entitled to present evidence at the hearing including sworn testimony of witnesses and relevant exhibits and other documentary evidence and to

cross-examine all witnesses by filing a Notice of Intent to be a party with the City Clerk not less than 5 days prior to the hearing.

The Board of Commissioners, in approving a Development Agreement, is authorized, without limitation, to grant relief from any provision of the Land Development Regulations that is otherwise authorized to be waived, varied or granted by the Land Development Regulations.

Any person who decides to appeal any decision at this Public Hearing with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the City Clerk to transcribe verbatim minutes; therefore, the applicant must make the necessary arrangements with a private Reporter or private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation in order to participate in this meeting should call 727-391-9951 or fax a written request to 727-399-1131.

LAND USE PLAN CATEGORY ZONING DISTRICT USE	EXISTING PLANNED REDEVELOPMENT MIXED USE PD MARINA (5.7 SLIPS)	PROPOSED PLANNED REDEVELOPMENT MIXED USE PD HOTEL RESIDENTIAL MARINA	CRITERIA (MIN/MAX)
			N/A
			N/A
			N/A
LOT AREA	199,850 SF 4.588 ACRES	199,850 SF 4.588 ACRES	N/A
DENSITY	0	HOTEL: 150 DU RESIDENTIAL: 31 DU MARINA: 69 LEASEABLE SLIPS 55 ACCESSORY SLIPS	60 DU/AC 15 DU/AC N/A
GROSS FLOOR AREA (BUILDING)	0	HOTEL: 134,080 SF RESIDENTIAL: 90,408 SF TOTAL: 224,488 SF	N/A
GROSS FLOOR AREA (UNDER BLDG PARKING)	0	UNDER BLDG. PARKING: 34,895 SF	
IMPERVIOUS SURFACE	133,470 SF ISR: 0.69	139,892 SF ISR: 0.70	ISR: 0.7 MAX
DISTANCE TO:			
NORTHWEST (FRONT)	BUILDING	BUILDING	BUILDING
NORTHEAST (SIDE)	-----	15 FT	N/A
SOUTHWEST (SIDE)	-----	15.0 FT	N/A
SOUTHEAST (REAR)	-----	113.6 FT	N/A
BUILDING HEIGHT	-----	14.5 FT	N/A
BUILDING NUMBER OF FLOORS		HOTEL: 75' HEIGHT 5 FLOORS OVER PARKING RESIDENTIAL: 73' HEIGHT 5 FLOORS OVER PARKING	N/A
PAVED VEHICULAR AREAS	137,470 SF 69%	88,754 SF 64%	N/A
PARKING	0	HOTEL: 165 TOTAL (160 REG., 5 H.C.) RESIDENTIAL: 62 TOTAL (59 REG., 3 H.C.) MARINA: 69 TOTAL TOTAL: 296 SPACES	HOTEL: 1 SPACE/ROOM=150 SPACES RESIDENTIAL: 2 SPACES/UNIT=62 SPACES MARINA: 1 SPACE PER LEASEABLE SLIP = 69 SPACES TOTAL: 281 SPACES